

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

45 Centre Road, Walmer Vic 3463

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$450,000

&

\$479,000

Median sale price*

Median price

Property Type

Suburb

Walmer

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	195 Three Chain Rd WALMER 3463	\$495,000	02/10/2019
2	51 Ottreys Scrub Rd WALMER 3463	\$489,000	06/09/2019
3	277 Fogartys Gap Rd RAVENSWOOD SOUTH 3453	\$485,000	31/01/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/10/2020 12:30

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 70000 sqm approx

Agent Comments

Comparable Properties



195 Three Chain Rd WALMER 3463 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 02/10/2019

Rooms: 5

Property Type: House

Land Size: 4046 sqm approx



51 Ottreys Scrub Rd WALMER 3463 (REI/VG)

Agent Comments



Price: \$489,000

Method: Private Sale

Date: 06/09/2019

Rooms: 4

Property Type: House

Land Size: 4046 sqm approx



**277 Fogartys Gap Rd RAVENSWOOD SOUTH
3453 (REI/VG)**

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 31/01/2020

Property Type: House

Land Size: 48130 sqm approx